

Rafi Miah

From: Pat Bullivant [REDACTED]
Sent: 21 February 2022 15:12
To: Planning Planning
Subject: Murphy's Yard

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I live in Oak Village and am alarmed and appalled at the outline proposals for the development of Murphy's Yard. My concerns are widespread.

The unsuitability of the proposed entrance in Gordon House Road for additional vehicular and pedestrian traffic, both during the construction phase (9yrs) and following completion. This road is already highly congested due mainly to the width and height restrictions from two railway arches, but also large numbers of pedestrians from the station, the schools, the Lido, and the Heath on the crossings and the narrow pavements. There will be difficulties facing heavy construction traffic and delivery vehicles entering and leaving Murphy's Yard because of the siting and subsequent limited site lines.

The density and bulk of the development is quite excessive compared with surrounding areas, both in the residential units in 6 tower blocks, with 3 up to 19 floors high and the massed wall of industrial and office blocks at 8 stories high. The architects' statement that " - will integrate with the existing built environment" is hard to understand.

The visual effect of the combined tower blocks is a shock. I agree with all the points made by The Heath and Hampstead Society about the legality of the proposals on the amenities of the Heath.

I am concerned at the disregard for existing planning policies over density and building heights.

We do not need more luxury flats in this part of Camden, we need affordable family homes. Nearly 40% of the flats are 1 bedroom and 50% are 2 bedroom selling at £1million each. The proposals do not show an awareness of what has been happening in the last 2 years, bringing changes to work/life expectations, especially for those who can afford to choose. People who can raise £1million for a home are not likely to choose to live high up in a tower block on a crowded industrial site, bounded by busy railway lines and a ban on owning a private car. My fear is that many of these expensive properties may be paid for but not lived in, for all sorts of financial reasons. Too many empty properties do not make for a healthy community.

I am also concerned at the disregard for the environment. This decade will be crucial to how seriously we are tackling climate change by reducing CO2e emissions. The massive structures proposed for Murphy's Yard are already way out of date in their reliance on concrete and steel. Such a big, long term development should be outstanding in its approach to good environmental design.

There is little in the proposals to suggest that this windy, shady, heavily built on environment could ever support much in the way of wildlife. The "Heath Line" may be a footpath linking Kentish Town to the Heath, but a few flower beds do not make it a wildlife corridor..

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